



Offer Submission Instructions 13238 Avenida Apice

We would like to share with you the following information and what our seller is looking for to help make your buyer's offer as clean and competitive as possible! :)

1. Please submit your offer along with POF and/or pre-approval letter and Property Address in the subject line to: catherineblackrealtor@gmail.com

2. Please submit offer document as separate PDF attachment; do not include links to ZipFiles, Google Drives, Dropbox, or other file sharing services/applications.

3. Please incorporate the following information when filling out the purchase contract:

a. **Seller's Broker:** eXp Realty of Southern California, Inc
DRE# 02187306

b. **Listing Agent** Catherine Black - DRE #: 01939090 - 619.788.3056
10620 TREENA ST STE 230 SAN DIEGO, CA 92131

c. **Escrow:** Chartwell Escrow - Anthony Hall
858.988.3100 teamhall@chartwellescrow.com

d. **Title:** Chicago Title - Marc Angstead
858.877.1250 marc.Angstead@ctt.com

e. **Sellers:** Boris Barshak and Kateryna Barshak

In order to be as transparent as possible, the seller has done a pre-home inspection and noted in red are the items they have been repaired.

- Buyers to cross-qualify with cooper@mclaughlinmtg.com

Suggestions for competitive offers: HOME IS "SOLD AS IS"

- 1) Remove the physical home inspection contingency and appraisal contingency
- 2) Remove due diligence in 7 days
- 3) Do not mention Termite in RPA we have a cleared termite report

Please contact our preferred Home Insurance Agent: Daniel Warren - 714-524-5436
dwarren5@farmersagent.com

Thank you and we look forward to working with you!

Catherine Black
619.788.3056